



Catherine Conroy
Chairperson

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Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Harry Tutunjian
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Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, May 27th, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

MINOR AREA VARIANCE

ZB2004-0025 Minor Area Variance to allow side setback deficiency relating to the construction of an in-ground swimming pool at 5 Collins Ave, off of Pawling, an R-2 Zone District. Applicant is Dierk Mehner, 5 Collins Ave, Troy, NY 12180. **APPROVED**

NEW BUSINESS

ZB2004-0023 Major Area Variance to allow off-street parking paving deficiency at 17 Prospect Ave, an R-3 Zone District. Applicant is Rhonda Teal and Ron McKinney, 17 Prospect Ave. Troy, NY 12180. **APPROVED**

ZB2004-0024 Use Variance and Major Area Variance to allow expansion of a non-conforming use more than 10% by constructing a 20' x 44' office building with a rear setback deficiency to replace an office trailer at J&J Auto Sales at 629 Second Avenue, at 117th, a B-2 Zone District. Applicant is Dan And Joseph Marchese, 629 2nd Ave, Troy NY 12182. **APPROVED**

ZB2004-0026 Special Use Permit and Major Area Variance to allow expansion of a non-conforming use less than 10% by constructing an entrance way addition with front and rear setback deficiencies at Minissales Restaurant at 1 Fourteenth St, at Congress, an R-3 Zone District. Applicant is Theodore Minissale, 1 14th St. Troy, NY 12180. **APPROVED**

ZB2004-0028 Interpretation of dwelling unit definition related to a proposal to create permanent living space for 20 single adults at the former One Pocket Billiards at 202 Fourth St, at Hill, a B-4 Zone District. Applicant is Joseph's House & Shelter Inc. 74 Ferry St, Troy, NY 12180. **TABLED**

ZB2004-0029 Major Area Variance to allow side setback deficiency related to a two story addition on a single family residence at 32 Kinloch Ave, off of Spring, an R-2 Zone District. Applicant is Walter Pietro, 32 Kinloch Ave, Troy, NY 12180. **APPROVED**

ZB2004-0030 Use Variance and Major Area Variance to allow establishment of a dog grooming business and associated parking in the first floor of a two family residence at 684 First Ave, between 118th and 119th, an R-2 Zone District. Applicant is Marion Thornton, 684 1st Ave, Troy NY 12182. **APPROVED**

ZB2004-0031 Use Variance to allow several uses, including daycare, food pantry, after school program, and monthly community dinners for the Progressive Faith Ministry at 2900 Fifth Ave, at Middleburgh, an R-4 District. Applicant is Progressive Faith Ministries, 2810 5th Ave, Troy NY 12180. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson